

PLANNING AND DEVELOPMENT SERVICES DIVISION
ANNEXATION REPORT

PUBLIC HEARING
PZ-15-00134-01

DATE: February 12, 2016
MEETING DATE: February 24, 2016
REPORT BY: Tiffany Antol, AICP

REQUEST:

An annexation request of approximately 77.8 acres located in Section 4, Township 21 North, Range 8 East. The property is identified as Coconino County Assessor's Parcel Number 113-06-004. This annexation request is the first part of a two-part request. The second part of the request is a Zoning Map Amendment.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the annexation request to the City Council with a recommendation for approval.

PRESENT LAND USE:

The subject site consists of undeveloped land with no zoning designation under Coconino County jurisdiction.

PROPOSED LAND USE:

If this annexation is approved, the property will come into the City boundaries with no zoning designation because it currently has no zoning in Coconino County. The accompanying Zoning Map Amendment will place the subject property into the Public Opens Space (POS) zone with the Landmarks Overlay (LO) zone, Resource Protection Overlay (RPO) zone and add the Rural Floodplain designation.

NEIGHBORHOOD DEVELOPMENT:

North: Single-family residences; Agricultural Residential, 5 acre minimum (AR-5) zone (County)
East: Single-family residences; Rural Residential (RR) zone (City)
South: El Paso Gas Pump Station; General (G) zone (County)
West: Coconino County Public Works Yard and Cinder Mine; Public Facility (PF) and Heavy Industrial (HI) zones (City)

REQUIRED FINDINGS:

The Commission shall find that the requested annexation complies with Section 9-471 of the Arizona Revised Statutes; the applicable goals and policies set forth in the City's General Plan, "Flagstaff Regional Plan 2030"; and Division 10-20.90 of the *Flagstaff Zoning Code*.

STAFF REVIEW:

INTRODUCTION/BACKGROUND:

The Applicant, the City of Flagstaff Sustainability Program, on behalf of the property owner, the City of Flagstaff, is requesting an annexation of 77.8 acres, which is a part of the Picture Canyon Preserve and Archeological Park. With funding from the 2004 voter approved Open Space bond and a 2012 Growing Smarter Grant, the City of Flagstaff acquired Picture Canyon in October 2012 for the express purpose of preserving its unique historical, cultural, archeological, recreational, and educational resources. The canyon is an ecologically diverse riparian corridor and has a variety of native trees and plants. The area has many archeological resources with existing logging railroad features on the property eligible

for listing on the National Register of Historic Places

This annexation is the first of a two-step process. The second being a Zoning Map Amendment request to establish zoning on the parcel, Public Open Space (POS) zone, Landmarks Overlay (LO) zone, and the Resource Protection Overlay (RPO) zone, and designate the parcel as Rural Floodplain. The Zoning Map Amendment application is being processed concurrently with this application but will not become effective until after the annexation has been completed.

ARIZONA STATE STATUTE COMPLIANCE:

State statutes only allow the City to adopt a zoning classification that permits densities and intensities no greater than those permitted by the County immediately before the annexation. Currently the property is not zoned in the County so the property will come into the City with no zoning designation.. A Zoning Map Amendment application to zone the parcel to Public Open Space (POS) zone with the Landmarks Overlay (LO) zone, Resource Protection Overlay (RPO) zone and Rural Floodplain designation is proposed to further the preservation of the property and its resources. The Zoning Map Amendment application will be considered subsequent to review of the annexation application.

FLAGSTAFF REGIONAL PLAN CONFORMANCE:

Policy/Analysis

All proposed annexations shall be evaluated as to whether the application is consistent with the policies of the General Plan. The proposed annexation should not be detrimental to the majority of the persons or property in the surrounding area or the community in general. The City's basic position regarding annexation is that the annexation must demonstrate a favorable benefit to the taxpayers of the City.

The *Flagstaff Regional Plan 2030 (FRP 2030)*, Future Growth Illustration (Maps 21 and 22) designates the subject site as Park/Open Space. The proposal to rezone the subject properties to the Public Open Space (POS) zone is in conformance with the Regional Plan designation. Staff has identified the following Regional Plan Goals and Policies that could be applied to support the proposed annexation:

LU.7.2 - Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Summary of Regional Plan & Annexation Compliance

This parcel is located within the Urban Growth Boundary. The proposed annexation is consistent with the goals and policies of the Regional Land Use and Transportation Plan and furthermore the application complies with all the requirements set forth in the Arizona Revised Statutes related to annexations.

PUBLIC FACILITIES AND SERVICE IMPACT ANALYSIS:

Traffic and Access

No analysis was required.

Water and Wastewater

No analysis was required.

Stormwater

No stormwater improvements have been required.

Parks and Recreation

This zoning map amendment is not anticipated to have any impact to the City's parks or recreation systems.

ZONING REQUIREMENTS FOR PROPOSED ZONING:

As was noted above, the property, if annexed will need to be brought into the City with a zoning similar to the existing County zoning. In this case, the County has not applied zoning to this parcel, see attached letter from Coconino County in regards to the current zoning. The parcel will come into the City with no zoning. Arizona statutes require that once annexed, the zoning is to remain in place for a period of 30 days. As a result, an ordinance modifying the zoning code must include an effective date 30 plus days after the annexation ordinance becomes effective. The Zoning Map Amendment application and the staff report have been provided in conjunction with this application.

OTHER REQUIREMENTS:

Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for annexation. In accordance with State statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 600 feet of the site. The notices were also provided to the County Recorder, County Assessor, County Community Development Department and the Chair of the Board of Supervisors.

All property owners within 600-feet of this site were notified via mail of the zoning map amendment and annexation and asked to attend the Open Space Commission meeting on October 22, 2015. One individual inquired about these applications affecting the management plans for Picture Canyon. Minutes for this meeting are attached.

RECOMMENDATION:

Staff recommends that the Commission forward the annexation request to the City Council with a recommendation of approval.

ATTACHMENTS:

- Application and narrative from applicant
- Annexation Legal Description and Map
- Zoning letter from Coconino County
- Public Hearing Legal Advertisements